

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

4/18/2024 9:15 AM

Project Name

Extra Occupancy at 1832 Beam Reach Pl

CDR240024

Applicant

Connie Rehberg

9702176068

connierehberg@yahoo.com

Planner: Kayla Redd

Engineer: Sophie Buckingham

DRC: Todd Sullivan, Seth Goldstein

Description

This is a request for an extra occupancy rental at 1832 Beamreach Pl (parcel # 8830414222). The applicant is proposing the maximum number of occupants for the Extra Occupancy Rental. Access can be taken directly from Beamreach Pl. The site is approximately 0.26 mi west of N Timberline Rd and approximately 0.89 mi south of E Douglas Rd. The property is located in the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to an Administrative (Type 1) Review.

Extra Occupancy at 1832 Beamreach Pl- Extra Occupancy Rental

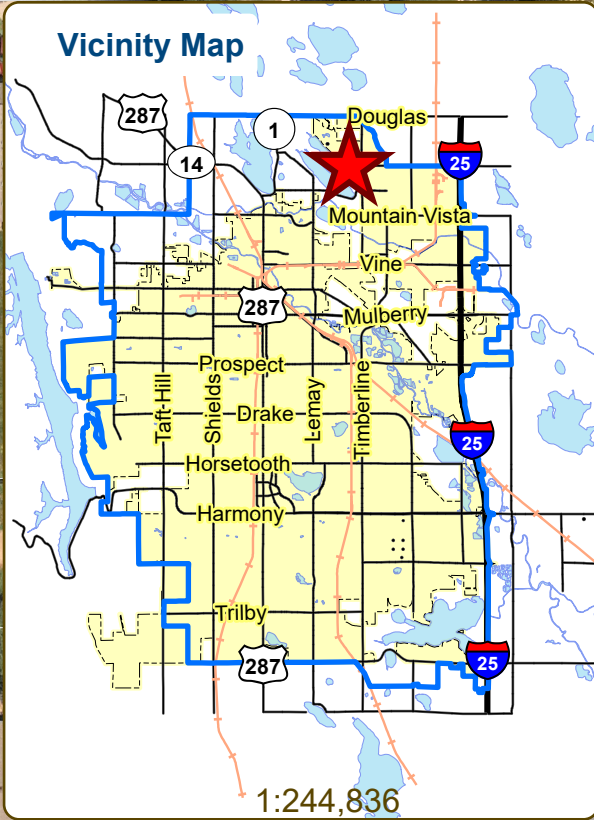
Aerial Site Map



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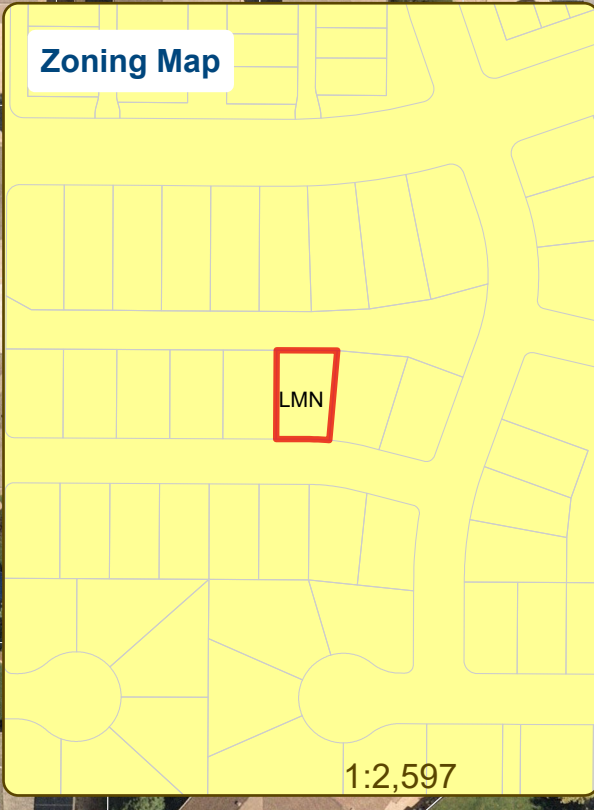
1:680

Vicinity Map



1:244,836

Zoning Map



1:2,597

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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed land development projects begin with Conceptual Review. Anyone with a land development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan or site plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Equity Trust fbo C Rehberg - Connie Rehberg (Agent)

Business Name (if applicable)
Your Mailing Address 121 Goren St. Crested Butte, CO 81224

Phone Number 9702176068 Email Address connierehberg@yahoo.com

Site Address or Description (parcel # if no address)
Parcel 8830414222 1832 Beamreach Pl, Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary)
Approve extra occupancy for 5 or less

Proposed Use Residential Existing Use Residential

Total Building Square Footage 2748 S.F. Number of Stories 2 Lot Dimensions 6428

Age of any Existing Structures
Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

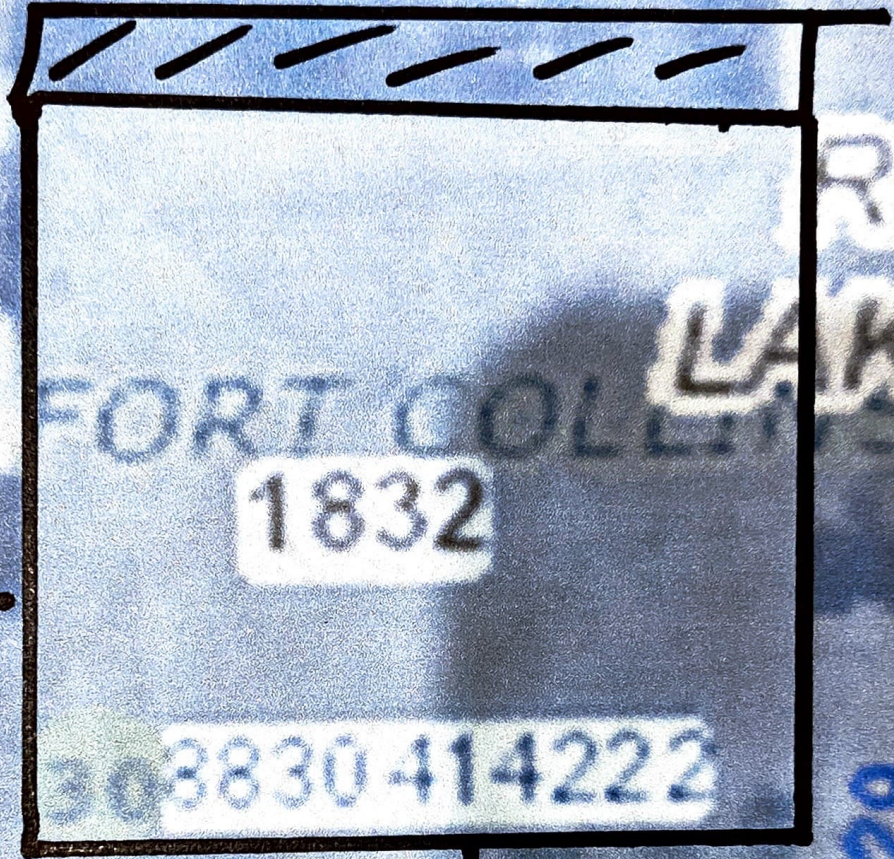
Is your property in a Flood Plain? [] Yes [x] No If yes, then what risk level?
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



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1832

3830-414222

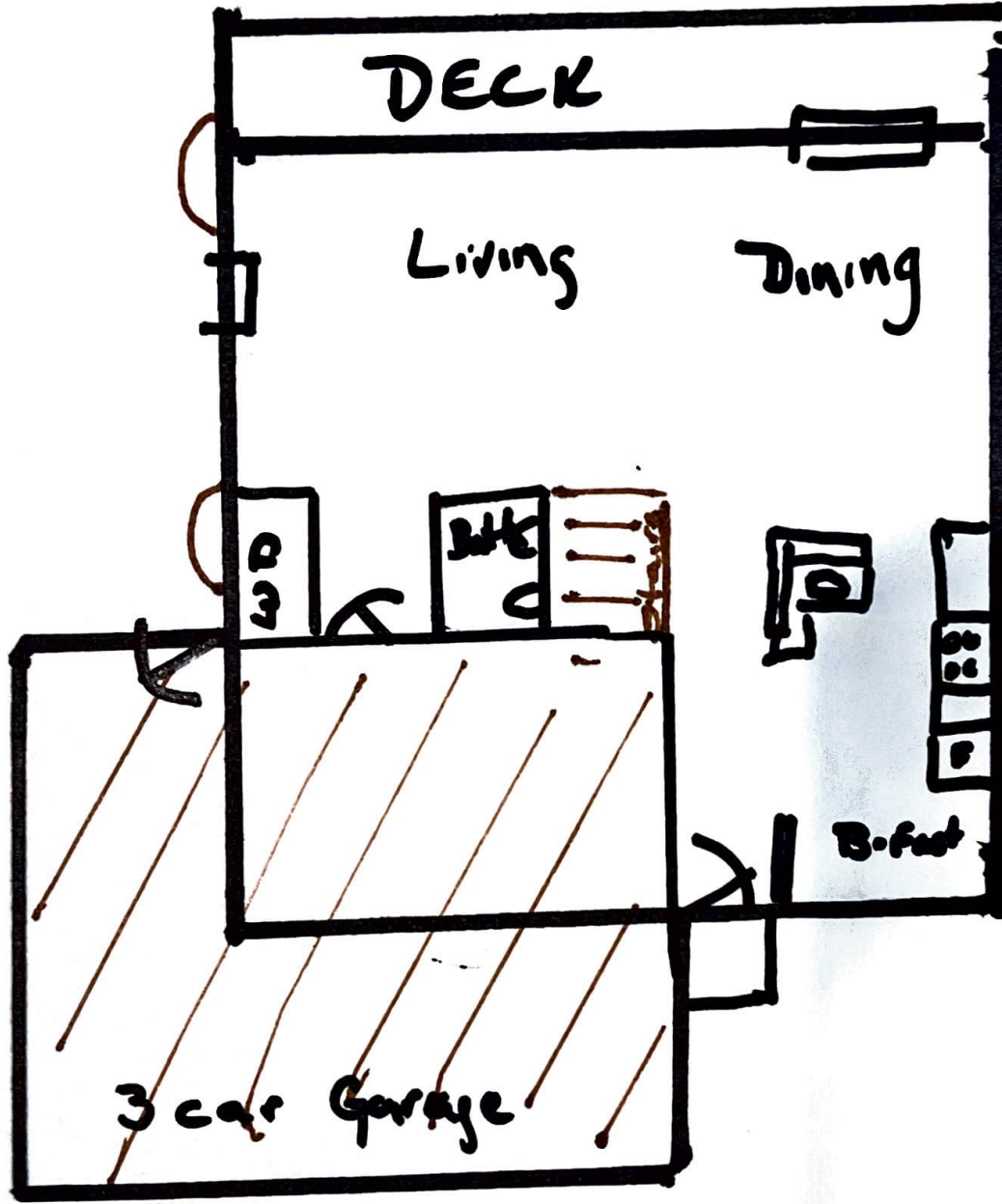
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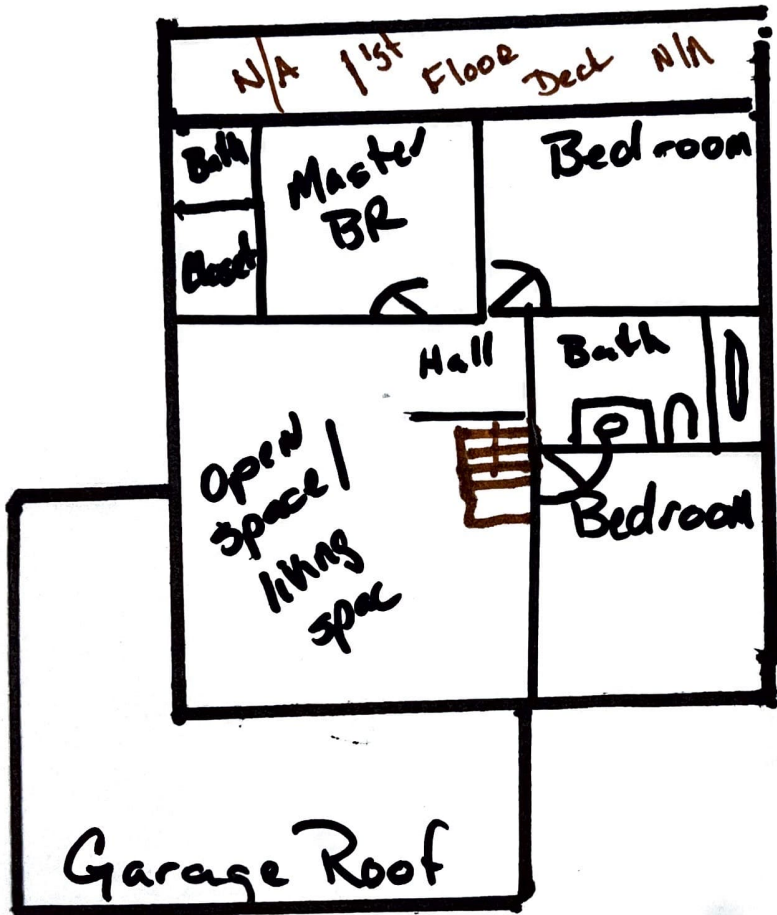
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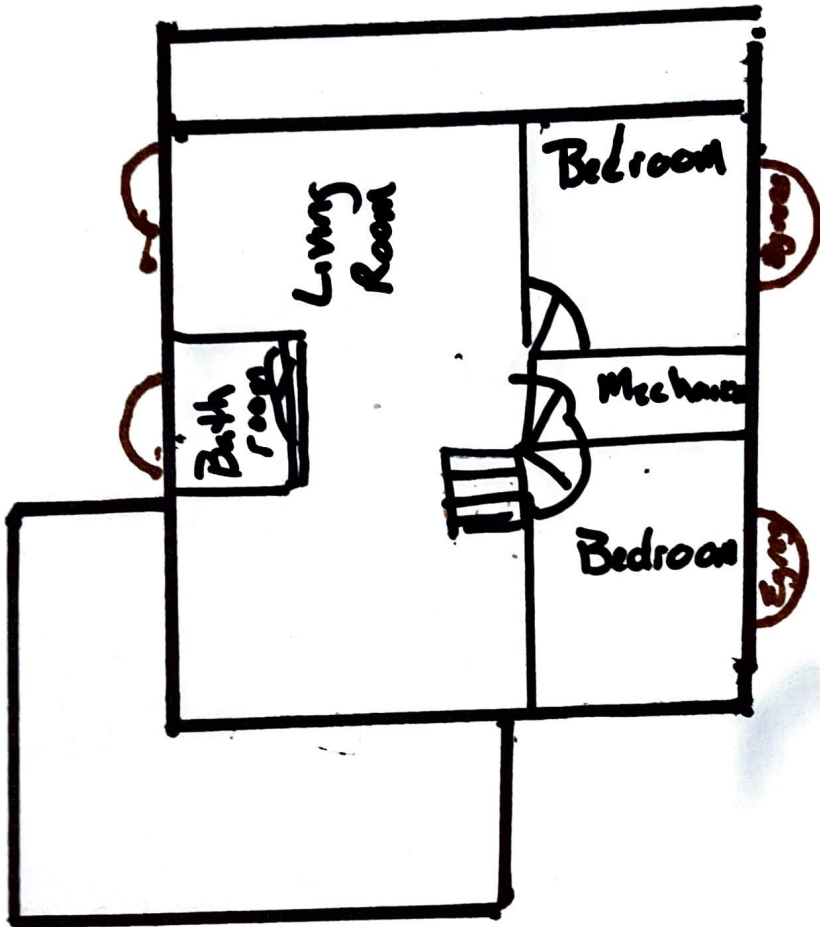
FORT COLLEGE



1st Floor



2nd Floor



Basement